

Reserved for recording  
purposes ONLY.

**2026028176**  
PULASKI CO. AR FEE \$25.00  
PRESENTED  
5/20/2026 3:26:37 PM  
RECORDED  
05/21/2026 09:41:37 AM  
TERRI HOLLINGSWORTH  
Circuit / County Clerk  
BY: NICOLE TUCKER  
DEPUTY RECORDER



**THIS FORM PREPARED BY:**  
**Timothy D. Padgett, P.A.**  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 26-006814-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: J W CRAIG J WILLIAM CRAIG,**  
(or as otherwise noted by the recorder)

**MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL**

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION

NOTICE IS HEREBY GIVEN that on **July 29, 2026, at or about 03:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201** to the highest bidder for cash. The sale will extinguish the interests of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH AT THE TIME OF SALE UNLESS OTHERWISE AGREED TO BY MORTGAGEE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Pulaski County, Arkansas more particularly described as follows:

**The land referred to herein below is situated in the City of Little Rock, County of Pulaski, State of Arkansas, and is described as follows: Part of the NW 1/4 NW 1/4, Section 1, Township 1 North, Range 13 West, Pulaski County, Arkansas, more particularly described beginning at the southwest corner of said NW 1/4 NW 1/4 of said Section 1, thence run North 0 degrees 47 minutes East along the West line of said NW 1/4 NW 1/4 (also the center line of Mississippi Avenue), 420 feet to a point; Thence South 87 degrees 40 minutes East 225 feet to a point of beginning of this description; from the point of**

**beginning thus established, run thence North 0 degrees 47 minutes East 140 feet; thence South 87 degrees 40 minutes East 100 feet to a point; thence run South 0 degrees 47 minutes West 140 feet to the North right of way line of a street; thence North 87 degrees 40 minutes West along said North right of way of said Street 100 feet to the point of beginning. This being the same property conveyed to J. William Craig, dated 04/23/2013 and recorded on 05/31/2013 in Instrument No. 2013040553, in the Pulaski County Recorders Office. Parcel ID No. 44L0010006700**

**Street Address: 7510 Amherst Drive, Little Rock, AR 72205**

WHEREAS on June 15, 2022, J W Craig AKA J. William Craig, Unmarried Man executed a Mortgage in favor of Regions Bank, which was recorded on **July 1, 2022 as Instrument Number 2022046557**, in the real estate records of Pulaski County, Arkansas. The party initiating foreclosure is Regions Bank and can be contacted at or in care of its servicer initiating foreclosure at: Regions Bank dba Regions Mortgage, 1900 Fifth Avenue North, Birmingham, AL 35203, at Telephone Number 1-800-748-9498; and

WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

WHEREAS, this sale is being conducted subject to the Mortgage recorded as Instrument Number 2013072045 in the real estate records of Pulaski County, Arkansas on October 2, 2013.

WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, and the same is now therefore wholly due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness.

The undersigned is an active, licensed member of the Bar of the Supreme Court of the State of Arkansas, and the law firm of the undersigned maintains an office at 415 North McKinley, Ste 1177, Little Rock, AR 72205 that is located within the State of Arkansas, is accessible to the public during regular business hours, and has the ability to accept funds from a grantor, mortgagor, or obligor to reinstate or pay off a mortgage or deed of trust.

